

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
APRIL 12, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Judith W. Downer, Dranesville District  
Janet R. Hall, Mason District  
Suzanne F. Harsel, Braddock District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
John M. Palatiello, Hunter Mill District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Peter F. Murphy, Jr., Springfield District

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The meeting was called to order at 8:16 p.m. by Vice Chairman John R. Byers.

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**COMMISSION MATTERS**

Commissioner Downer MOVED THAT THE DECISION ONLY ON SEA-84-D-100-2, MOBIL OIL CORPORATION, BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 13, 2000.

Commissioner Koch seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Murphy absent from the meeting.

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Commissioner Wilson MOVED THAT THE DECISION ONLY ON PUBLIC FACILITIES MANUAL AMENDMENTS TO SECTIONS 4, 6 AND 11 BE FURTHER DEFERRED TO A DATE CERTAIN OF APRIL 13, 2000.

Commissioner Downer seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Murphy absent from the meeting.

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Commissioner Wilson brought to the Commission's attention a revised version of the Zoning Ordinance Amendment concerning Places of Worship which had been distributed

tonight and noted that a decision on this matter would be held on Thursday, April 13, 2000.

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Vice Chairman Byers noted that an appreciation dinner for former Commissioners Coan and Thomas would take place on Saturday, May 20, 2000, and asked that Commissioners let Barbara Lippa, Executive Director of the Planning Commission, know as soon as possible whether or not they would be attending.

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Vice Chairman Byers also reminded the Commission to return their volunteer sign-up sheets for the Fairfax Fair to Ms. Lippa.

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Vice Chairman Byers noted that the decision on RZ/FDP-1998-MV-059, PCA-84-V-131 and SEA-84-V-131, SHAWNEE ROAD, L.C., had been deferred numerous times due to objections raised by Ft. Belvoir. He requested that Commissioners review a letter from Fort Belvoir which had been distributed tonight, and be prepared to vote on this matter on Thursday, April 13, 2000.

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FS-Y00-34 - NEXTEL COMMUNICATIONS, 11781 Lee Jackson Memorial Highway

Commissioner Koch MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR'S DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC, INC., FOR THE OFFICE BUILDING LOCATED AT 11781 LEE JACKSON MEMORIAL HIGHWAY, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA AS SET FORTH IN FS-Y00-34.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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FS-Y00-37 - METRICOM INC., 13135 Lee Jackson Memorial Highway

Commissioner Koch MOVED THAT WE CONCUR WITH THE DIRECTOR'S DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., FOR THE OFFICE BUILDING LOCATED AT 13135 LEE JACKSON MEMORIAL HIGHWAY, IS IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN"

PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA AS SET FORTH IN FS-Y00-37.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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FS-M00-7 - METRICOM INC., 6129 Leesburg Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF PLANNING AND ZONING'S DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., FOR THE MUNSON HILL APARTMENT BUILDING LOCATED AT 6129 LEESBURG PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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FS-M00-21 - METRICOM INC., 6200 Wilson Boulevard

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DIRECTOR OF PLANNING AND ZONING'S DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM INC., FOR THE CAVALIER CLUB APARTMENT BUILDING LOCATED AT 6200 WILSON BOULEVARD, IS IN CONFORMANCE WITH THE RECOMMENDATION OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FS-L00-30 - NEXTEL COMMUNICATIONS, 3900 San Leandro Place

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION OF DPZ THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF MID-ATLANTIC, INC. FOR AN EXISTING TOWER AT 3900 SAN LEANDRO PLACE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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FS-P00-17 - METRICOM INC., 9335 Lee Highway

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM INC. FOR THE CIRCLE TOWERS APARTMENT BUILDING LOCATED AT 9335 LEE HIGHWAY, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Wilson not present for the vote; Commissioner Murphy absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel set the following order of the agenda items:

1. SE-93-Y-035 - CENTREVILLE LAND CORPORATION/TARMAC MID-ATLANTIC
2. RZ-1999-PR-033 - M/I SCHOTTENSTEIN HOMES
3. RZ-1999-BR-066 - CHRISTOPHER MANAGEMENT, INC.
4. RZ-1999-PR-064 - VAN METRE HOMES, INC.  
FDP-1999-PR-064 - VAN METRE HOMES, INC.

This order was accepted without objection.

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SE-93-Y-035 - CENTREVILLE LAND CORPORATION/  
TARMAC MID-ATLANTIC, INC. - Appl. under Sect. 5-604 of the Zoning Ord. to permit a concrete mixing & batching plant on property located at 15700 Lee Hwy. on approx. 2.64 ac. zoned I-6, WS, & NR. Tax Map 64-1((4))2, 3, 4 & 5A. SULLY DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated March 30, 2000. There were no disclosures by Commission members.

Mr. Gregory Russ, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Mr. Russ responded to questions from Commissioner Koch concerning buffering.

Mr. Martin stated that Centreville Land Corporation was the landlord for Tarmac Mid-Atlantic, Inc., which used the subject parcels for a ready-mix concrete plant in conformance with all local, state and federal regulations. He noted that the two parcels which fronted directly onto Lee Highway had been granted a special use permit in 1963 which allowed the operation of a concrete batching plant. He explained that a question had risen about the by-right status of building material uses and truck parking on parcels which did not front on Route 29. He said at that time the applicant had filed a Special Exception application in an attempt to resolve this issue, but had not seen it to conclusion. Recently, he said that the application had been reactivated in an attempt to once again resolve this matter. Mr. Martin noted that the application had the support of the West Fairfax County Citizens Association and at their request had agreed to proffers requiring a contribution of \$1,500 towards a traffic signal at the intersection of Rt. 29 and Bull Run Post Office Road and the construction of a fence on the eastern side of the entrance along Route 29.

Mr. Russ responded to questions from Commissioner Alcorn about environmental issues associated with this application.

Vice Chairman Byers called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no concluding remarks, therefore Vice Chairman Byers closed the public hearing and recognized Commissioner Koch for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Koch MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT SE-93-Y-035 BE APPROVED, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED APRIL 11, 2000, WITH THE ADDITION OF:

NO. 15 WHICH WILL READ: "AT TIME OF SITE PLAN APPROVAL, \$1,500 WILL BE ESCROWED FOR THE SIGNALIZATION AT BULL RUN POST OFFICE ROAD AND 29;"

AND NO. 16: "PRIOR TO THE ISSUANCE OF NON-RUPS, A SIX FOOT HIGH FENCE WILL BE CONSTRUCTED TO THE EAST OF THE SERVICE ROAD ALONG ROUTE 29."

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN AND EASTERN PROPERTY BOUNDARIES, AND ALONG THE BOUNDARIES ADJACENT TO THE SITE ACCESS ROAD.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

Commissioner Koch MOVED THAT THE COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT ALONG THE EASTERN BOUNDARY OF THE SUBJECT SITE.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ-1999-PR-033 - M/I SCHOTTENSTEIN HOMES -  
Appl. to rezone from R-1 to R-4 to permit cluster residential development at a density of 3.10 du/ac & waivers of the minimum district size & open space requirements for a cluster subdivision on property located in the N.E. quadrant of the intersection of Gallows Rd. & Idylwood Rd. on approx. 5.80 ac. Comp. Plan Rec: 3-4 du/ac. Tax Map 39-4((1))52. PROVIDENCE DISTRICT. PUBLIC HEARING.

Keith Martin, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C., reaffirmed the affidavit dated March 29, 2000. There were no disclosures by Commission members.

Ms. Marianne Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Commissioner Smyth noted that revised proffers had been distributed tonight in which a minor change had been made concerning the type of material to be used for a fence in the tree save area.

Mr. Martin described the surrounding area and said that the main focus of the application was tree preservation. He explained that after many meetings with the Urban Forestry Branch of the Department of Public Works and Environmental Services, two large areas in the northwestern and southeastern corners of the subject property had been designated to

provide open space and the preservation of many mature hardwood trees. He noted that a stormwater management pond would be located onsite at the request of the Dunn Loring Betterment Association. He also said that at the request of the Association, the proposed zoning had been changed from PDH-4 to an R-4 cluster because they felt it was more consistent with existing development. He noted that private streets originally proposed had been replaced by a single public street. He described the proposed open space areas, the tree preservation plan, access to the site and the streetscape. In conclusion, he said that all issues had been resolved and requested a favorable recommendation.

Mr. Martin responded to questions from Commissioner Wilson concerning tree preservation and stormwater management.

Vice Chairman Byers called the first listed speaker and recited the rules for testimony before the Commission.

Ms. Rebecca Cate, 8119 Westchester Drive, Vienna, expressed opposition to the proposed development, citing concerns about low water pressure in the area, stormwater drainage, tree preservation and buffering.

Mr. Martin responded to questions from Commissioner Smyth concerning the tree save area and the location of the stormwater management pond.

Mr. Michael Cavin, 8119 Westchester Drive, Vienna, expressed opposition to a waiver of the one acre contiguous open space area for a cluster development as required by the Zoning Ordinance. He also cited school overcrowding in the area.

Mr. Cavin responded to questions from Commissioner Smyth concerning his position.

Mr. Eugene Barnes, representing Mr. John Day, 2301 Sandburg Street, Dunn Loring, President, Kings Glen Homeowners Association, read a statement which expressed Mr. Day's concerns about density, tree loss, stormwater runoff, overcrowded schools, increased traffic and decreased water supply and pressure. (A copy of Mr. Day's comments are in the date file.)

Commissioner Byers pointed out that the subject area was served by the City of Falls Church Water Authority, not the Fairfax County Water Authority. He also explained that the appropriate time to change planned density of an area was during the Area Plans Review.

Commissioner Smyth commented that the City of Falls Church Water Authority had filed a 2232 application to address the problem of inadequate water supply and pressure. She added that no nominations to change the planned density of this area had been made by the citizens of Dunn Loring.

Commissioner Moon explained to Mr. Barnes that the planned renovation of Kilmer Middle School would accommodate increased enrollment.

Mr. Phillip Wrist, 2305 Yvonne Way, Dunn Loring, President, Chatham Square Homeowners Association, expressed opposition to waivers of the minimum district size and open space for cluster subdivisions. He cited concerns about the loss of trees, inadequate water pressure, and lack of parking.

Commissioner Smyth noted that a proffer required the developer to post a bond to ensure the removal and/or replacement of damaged trees designated to be preserved. She added that the bond would not be released without the Urban Forester's permission, or one year after the conservation escrow was released.

Mr. Flint Webb, 8308 Westchester Drive, Vienna, expressed concern about stormwater runoff.

Mr. Webb responded to questions from Commissioner Smyth concerning his position.

Dr. Ray Worley, P. O. Box 115, Dunn Loring, Dunn Loring Betterment Association, stated that the Association was in favor of R-3 and R-4 development in the Dunn Loring area with no waivers granted. He expressed concerns about inadequate parking, open space and stormwater runoff.

Mr. Worley responded to questions from Vice Chairman Byers and Commissioners Smyth and Alcorn concerning his position.

Mr. Eugene Barnes, 2551 Gallows Road, Dunn Loring, representing the Stenhouse Task Force, expressed concern that out-of-date information had been provided by the School Board concerning school capacity.

Ms. Julie Tutwiler, 8217 Westchester Drive, Vienna, stated that many citizens of Fairfax County were not familiar with the Comprehensive Plan. She cited overcrowded conditions at area schools.

Mr. John Eltzroth, 8100 Revatom Court, Dunn Loring, expressed opposition to the subject application, citing concerns about density and open space.

Mr. Eltzroth responded to questions from Vice Chairman Byers about his position.

Mr. Peter Dorey, 2311 Yvonne Way, Dunn Loring, Vice President of the Chatham Square Homeowners Association, cited concerns about water pressure and tree preservation.

Ms. Alexa Nicolaides, 2315 Yvonne Way, Dunn Loring, Secretary of the Chatham Square Homeowners Association, said although the proposed development was an improvement over the original proposal, it still did not satisfactorily address parking, stormwater management, tree preservation and density issues.

Commissioner Smyth and Ms. Nicolaides discussed the effect a four way stop sign at the intersection of Arden Street and Elm Place would have on traffic.



Ms. Rebecca Cate, 8119 Westchester Drive, Vienna, read a letter from Mr. Carl F. Peratt, 8019 Elm Place, Dunn Loring, which expressed opposition to increasing residential density saying it would have an adverse impact on area neighborhoods. (A copy of this letter is in the date file.)

There being no further speakers, Vice Chairman Byers called upon Mr. Martin for a rebuttal statement.

Mr. Martin pointed out that the proposed development would provide stormwater management for the Chatham Square neighborhood and noted that Chatham Square was a PDH development with private streets, inadequate parking and higher density than the proposed development. Addressing the issue of inadequate water pressure, he said the delivery of the first home would most likely coincide with the 2001 water service improvement to be made by the City of Falls Church Water Authority.

Mr. Martin responded to questions from Vice Chairman Byers about stormwater management.

Mr. Martin and Ms. Godfrey responded to questions from Commissioner Hall about density and open space. Mr. Martin responded to questions from Commissioner Wilson about tree preservation and from Commissioner Harsel about lot sizes, tree preservation and open space.

Commissioner Smyth commented that the applicant had agreed to transplant some azaleas located on the property. She noted that she would be deferring decision on this matter after the close of the public hearing.

Mr. Martin responded to further questions from Commissioner Wilson concerning tree preservation. Ms. Godfrey responded to questions from Commissioner Harsel concerning minimum lot sizes and sideyard setbacks for R-4 zoning.

Mr. Martin responded to a question from Commissioner Moon concerning the size of open space above lots 14 and 15.

There being no further comments or questions from the Commission and no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Smyth for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Smyth MOVED THAT WE DEFER THE DECISION ONLY ON RZ-1999-PR-033 TO A DATE CERTAIN OF MAY 4, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Alcorn seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The Commission recessed at 10:42 p.m. and reconvened at 10:52 p.m.

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RZ-1999-BR-066 - CHRISTOPHER MANAGEMENT, INC. -  
Appl. to rezone from R-1 to R-2 to permit cluster residential development at a density of 1.80 du/ac on property located on the E. side of Maple Ave., S. of City of Fairfax/Fairfax Co. line on approx. 2.75 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 58-3((6))35 & 35A. BRADDOCK DISTRICT. PUBLIC HEARING.

Gregory Riegle, Esquire, with McGuire, Woods, Battle and Boothe, L.L.P., reaffirmed the affidavit dated March 27, 2000. There were no disclosures by Commission members.

Ms. Susan Johnson, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Vice Chairman Byers noted that the subject property was a very awkward parcel to develop and expressed concern about the development of the parcels to the south and raised the possibility of consolidation.

Addressing Vice Chairman Byers' concern, Mr. Riegle noted that because a developed parcel was located between the subject property and the parcels to the south, consolidation would be difficult. He said that the applicant was also the developer of adjoining property in the City of Fairfax and had tried to integrate both communities from a functional and a management standpoint. He explained that the proposed density was below the mid-point of the planned range and that all planning and technical issues had been addressed. He described recreational amenities and the street layout and said nearly half of the site would be preserved as undisturbed open space. He noted that one homeowners association would govern both communities. Mr. Riegle said that community meetings and individual meetings with neighbors had been held and as a result, the number of lots had been reduced from five to four. He noted that the applicant had worked closely with James and Brenda McDonald concerning a fence along their property line. In conclusion, he requested a favorable recommendation.

Mr. Riegle responded to questions from Commissioner Harsel concerning the fence along Mr. and Mrs. McDonald's property line.

Vice Chairman called the first listed speaker.

Mr. James McDonald, 4029 Maple Avenue, Fairfax, expressed opposition to the proposed development citing concerns about density, buffering, tree preservation and a fence along his property line.

Mr. McDonald responded to questions from Commissioner Harsel about the fence.

Ms. Nancy Troy, 4020 Trapp Road, Fairfax, expressed opposition to the proposed development citing concerns about standing water in the dry pond and the threat of disease spread by mosquitos. (A copy of her remarks is in the date file.)

Mr. Robert Shaffer, 4040 Trapp Road, Fairfax, said that stormwater runoff was causing erosion of his property.

Mr. Avon Blevins, 4024 Trapp Road, Fairfax, said he was also concerned about standing water.

There being no further speakers, Vice Chairman Byers called upon Mr. Riegler for a rebuttal statement.

Mr. Riegler said that the issue of the fence along Mr. and Mrs. McDonald's property would be resolved to their satisfaction. He acknowledged that runoff did exist and that the pond to be constructed by the applicant would gather undetained stormwater that was coming south from Fairfax City property.

Mr. Riegler responded to questions from Vice Chairman Byers about stormwater management.

Ms. Johnson and Mr. Riegler responded to questions from Commissioner Wilson about pipestem driveways and private streets proposed for the subject property.

In response to a question from Vice Chairman Byers, Mr. Stephen Kerr, ZED, DPZ, stated that he could not explain why the dry pond was not dry and said he would research this matter and provide him with an answer.

There being no further comments or questions from the Commission and no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Harsel for action on this application. (Verbatim excerpts are in the date file.)

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Commissioner Harsel MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY, TO A DATE CERTAIN OF WEDNESDAY, APRIL 26, 2000.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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RZ-1999-PR-064 - VAN METRE HOMES, INC. - Appl. to rezone from R-1 & HC to PDH-4 & HC to permit residential development at a density of 3.86 du/ac & approval of the conceptual development plan on property located on the E. side of Horse Shoe Dr., approx. 1,000 ft. E. of Chain Bridge Rd. on approx. 7.26 ac. Comp. Plan Rec: 1-2 du/ac w/option for 4.00-4.25 du/ac, up to 28 dwellings, subject to specified conditions. Tax Map 39-1((3))8A, 9, 9A, 10, 10A, 11A, 11B, 11C, 11D, 11E, 12 & Horse Shoe Ct. public right-of-way to be vacated and/or abandoned. (Concurrent w/FDP-1999-PR-064.) (Approval of this appl. may enable the vacation and/or abandonment of portions of the public rights-of-way for Horse Shoe Ct. to proceed under Sect. 15.2-2272(2) of the Code of Virginia.) PROVIDENCE DISTRICT.

FDP-1999-PR-064 - VAN METRE HOMES, INC. - Appl. to approve the final development plan for RZ-1999-PR-064 to permit residential development on property located on the E. side of Horse Shoe Dr., approx. 1,000 ft. E. of Chain Bridge Rd. on approx. 7.26 ac. zoned PDH-4. Tax 39-1 ((3))8A, 9, 9A, 10, 10A, 11A, 11B, 11C, 11D, 11E, 12 & Horse Shoe Ct. public right-of-way to be vacated and/or abandoned. (Concurrent w/RZ-1999-PR-064.) PROVIDENCE DISTRICT. JOINT PUBLIC HEARING.

Robert Lawrence, Esquire, with Reed, Smith, Hazel and Thomas, L.L.P., reaffirmed the affidavit dated March 22, 2000. There were no disclosures by Commission members.

Mr. Peter Braham, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report. He noted that staff recommended approval of the applications.

Mr. Lawrence stated that the application property had a long history of citizen involvement and that several Plan Amendment nominations had been considered and rejected. He noted that in February 2000 the Board of Supervisors had adopted an Amendment for the site with specific recommendations, and that staff had found the proposed development to be in conformance with those recommendations. He explained that the subject property was an assemblage of 11 parcels and would serve as a transition between the residential and commercial areas of Tysons Corner. He said that issues raised by citizens had been addressed to the best ability of the applicant and noted that a major concern had been the desire to have a traffic signal installed at the intersection of Horse Shoe Drive and Route

123. He said after numerous meetings and providing them with state-of-the-art traffic studies, the Virginia Department of Transportation (VDOT) had approved a traffic signal at this site. Mr. Lawrence said that minor revisions to the proposed development had been made to address recent requests made by citizens, including the deletion of a trail adjacent to the stormwater management pond, demolition of the homes immediately after they were vacated, and the construction of a split rail fence adjacent to the stormwater management pond. He requested favorable consideration.

Mr. Lawrence and Mr. Braham responded to questions from Commissioners Palatiello and Hall concerning the proffer in regard to the installation of the traffic signal at the intersection of Horse Shoe Drive and Route 123.

Mr. Braham responded to questions from Commissioner Wilson about the density of the proposed development.

Vice Chairman Byers called the first listed speaker.

Mr. David Owen, 1944 Horse Shoe Drive, Vienna, President, Ashgrove Plantation Homeowners Association, said that the Association was generally pleased with the proposed development. He requested that the traffic light at Route 123 and Horse Shoe Drive be installed immediately and that the old houses be demolished as soon as they were vacated. He also expressed concern about the size of the setbacks. (A copy of Mr. Owen's remarks are in the date file.)

Ms. Angela Rodeheaver, Fairfax County Department of Transportation, responded to questions from Commissioner Palatiello about how long it would take to have the traffic signal installed.

Mr. Edward Pogreba, 1963 Yearling Court, Vienna, President Ashgrove Plantation Community Association, said that the community had worked very hard for several years to ensure that the proposed development would be in harmony with existing development. He expressed support for the applications and indicated that the community desired traffic calming measures and expressed concern about the location of the stormwater management pond.

Mr. Walter Wiley, 8503 Ashgrove Plantation Circle, Vienna, expressed concern about overhead utility poles on property near the proposed development.

Mr. Edwin Geisler, 8509 Ashgrove Plantation Circle, Vienna, requested that the traffic signal be installed within a specified period of time. He expressed concern about tree preservation and water pressure.

Mr. Douglas McDonald, 8414 Black Stallion Place, Vienna, objected the the density of the proposed development and the proximity of the new houses to the existing houses. (A letter expressing his concerns is in the date file.)

There being no further speakers, Vice Chairman Byers called upon Mr. Lawrence for a rebuttal statement.

Mr. Lawrence stated that the installation of the traffic light would be expedited. He explained that although traffic calming measures were under the purview of VDOT, the applicant would cooperate with the community in any way it could. He noted that the stormwater management pond had been relocated in order to accommodate a 25 foot undisturbed buffer. Addressing the issue of buffering, he pointed out that the original Plan Amendment had called for attached units and had been changed at the last minute to detached units, but the buffers associated with the attached units had not been changed. He explained that proffers required the buffered areas to be managed by the Homeowners Association and that a covenant would be recorded to notify property owners that the buffer areas were common areas. Concerning the issue raised by Mr. Wiley, Mr. Lawrence said that putting overhead utility lines underground on nearby property would be cost prohibitive, however, the proposed development would have underground utilities.

Commissioners Hall and Palatiello suggested alternative language for Proffer Number 8 to ensure that the traffic signal would be installed whether or not funds were available from other sources.

There being no further comments or questions from the Commission and no closing staff remarks, Vice Chairman Byers closed the public hearing and recognized Commissioner Smyth for action on these applications.

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Commissioner Smyth MOVED THAT WE DEFER DECISION ONLY ON RZ/FDP-1999-PR-064 TO A DATE CERTAIN OF APRIL 13, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Murphy absent from the meeting.

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The meeting was adjourned at 12:20 p.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

CLOSING

April 12, 2000

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: January 25, 2001

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Mary A. Pascoe, Clerk to the  
Fairfax County Planning Commission